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| Delegated Report (Member's Briefing) | | Analysis sheet | | Expiry Date: | | 23/07/2012 | |
| | | N/A / attached | | Consultation Expiry Date: | | 05/07/2012 | |
| Officer | | | | Application Number(s) | | | |
| Fergus Freeney | | | | 2012/2552/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 7 Akenside Road London NW3 5RA | | | | See decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Erection of three single storey extensions within front and rear courtyards of dwelling house (Class C3), and associated installation of five conservation rooflights, new coated-aluminium windows and glazing. | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 10 | No. of responses | 01 | No. of objections | 01 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Press notice: 14/06/2012 – 05/07/2012 Site notice: 08/06/2012 – 29/06/2012 One objection received on the grounds that: <ul style="list-style-type: none"> - The outdoor amenity space of the property would be significantly reduced. <i>Please see section 2.2 below.</i> - Covering the plot further would have implications for drainage as the amount of permeable space would be reduced. <i>Please see section 2.2 below.</i> | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Fitzjohn's Netherhall CAAC – Commented that the reduction in lightwells/courtyards may impact light levels in the property, but there is no harm to the locality by the proposal. | | | | | |

Site Description

The site is located on the north east side of Akenside Road. It comprises an unusual single storey property which take up the majority of the plot. It contains a number of small courtyards and is not visible from the surrounding streets as it is hidden behind a high boundary wall.

The site is not listed, but is within the Fitzjohn's Netherhall Conservation Area.

Relevant History

No relevant history

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Fitzjohn's Netherhall Conservation Area Statement

Assessment

1.0 Proposal:

1.1 Permission is sought for alterations to the property to include partial infilling of the two eastern most courtyards to provide more habitable space and enlargement of the western courtyard.

2.0 Assessment:

2.1 The proposal is considered to be acceptable and would broadly comply with Camden Planning Guidance in that the alterations and additions would be secondary to the main building in terms of form, scale, proportions and dimensions.

2.2 The extensions would be single storey in height and modest in form, using materials of a similar appearance to those used in the original building. The extensions would back onto the garden of 13 Wederburn Road; given that this garden is large any modest increase in height of the boundary wall would not impact upon the amenity of residents in terms of loss of sunlight/daylight or outlook.

2.2 Although two courtyard areas would be largely infilled, outdoor areas would remain and the western courtyard would be slightly enlarged. Given that the outdoor spaces are already modest in size it is not considered that their loss would significantly affect the amenity of residents and the western courtyard would provide adequate outdoor amenity space.

2.4 Given that the majority of the existing outdoor space is covered with hardstanding it is not considered that the extensions would significantly affect rain water run off or drainage.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd July 2012. For further information please click [here](#).